

DISTRICT 3 REAL PROPERTY

Project Name/Location	Description	Project Area	Background/Status
- HORTON AND CENTRE CITY ASSETS			
- PARKING GARAGES			
Walker Scott (On Broadway) 1023 4th Ave, 1014 5th Ave, 1024 5th Ave	Existing dedicated public parking within mixed use project including market rate housing and retail.	Centre City	<ul style="list-style-type: none"> • Funded by agency. Current use will remain in place. • Likely transferred to city and retained for gov use (public parking).
6th & K Parkade	Existing stand-alone public parking garage with ground floor retail (1000 Stalls).	Centre City	<ul style="list-style-type: none"> • Current use will remain in place. • Likely transferred to city and retained for gov use (public parking).
Park-It-On-Market 620 Market Street	Existing stand-alone public parking garage with ground floor retail (500 Stalls).	Centre City	<ul style="list-style-type: none"> • Current use will remain in place. • Likely transferred to city and retained for gov use (public parking).
- PUBLIC IMPROVEMENTS/ROADS			
Park to Bay Link 1185 Market St	Existing Street/Sidewalk improvements along Park Blvd.	Centre City	<ul style="list-style-type: none"> • Current use will remain in place. • Subject to long-range property management plan. • Likely transferred to city and retained for gov use (Street improvement/sidewalk).
Park to Bay Link	Existing Street/Sidewalk improvements along Park Blvd.	Centre City	<ul style="list-style-type: none"> • Current use will remain in place. • Subject to long-range property management plan. • Likely transferred to city and retained for gov use (Street improvement/sidewalk).
Streets (Horton Heirs)	Remnant Parcels along G Street.	Centre City	<ul style="list-style-type: none"> • Current use will remain in place. • Subject to long-range property management plan. • Likely transferred to city and retained for gov use (Street improvement/sidewalk).
- CULTURAL FACILITIES			
Balboa Theatre 868 4th Ave	Existing historic performing arts space.	Horton	<ul style="list-style-type: none"> • Current use will remain. • Likely transferred to city and retained for Gov use (perform arts).
Lyceum Theatre 79 Horton Plaza	Existing Performing arts space.	Horton	<ul style="list-style-type: none"> • Current use will remain. • Likely transferred to city and retained for public use (perform arts).
Chinese Historical Society	Existing Historical museum. (Land only)	Centre City	<ul style="list-style-type: none"> • Likely transferred to city and retained for public use (museum).

DISTRICT 3 REAL PROPERTY

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- PARKS/PLAZAS/OPEN SPACE			
Children's Park 420 1st Ave, 101 Island Ave	Existing parks and open space.	Centre City	<ul style="list-style-type: none"> Likely transferred to city and retained for public use in long-range management plan.
MLK Promenade (Children's Park frontage)	Existing parks and open space.	Centre City	<ul style="list-style-type: none"> Likely transferred to city and retained for public use in long-range management plan.
MLK Promenade (Bridgeworks/Hilton frontage) 402 K St	Existing parks and open space.	Centre City	<ul style="list-style-type: none"> Likely transferred to city and retained for public use in long-range management plan.
MLK Promenade (Omni frontage)	Existing parks and open space.	Centre City	<ul style="list-style-type: none"> Likely transferred to city and retained for public use in long-range management plan.
Pedestrian Bridge Landing Park Blvd Crossing at Tony Gwynn Drive.	Existing public plaza, open space and pedestrian connection to Waterfront.	Centre City	<ul style="list-style-type: none"> Likely transferred to city and retained for public use in long-range management plan.
-RETENTION FOR FUTURE DEVELOPMENT			
Two America Plaza 1111 Kettner Blvd	Air rights parcel. Designated for new office and/or hotel development.	Centre City	<ul style="list-style-type: none"> Planned for sale to third party. Subject to long-range property management plan.
Fire Station No. 2 (Bayside) Site 1595 Pacific Highway/875 W Cedar St.	Fire Station No. 2 (Site)	Centre City	<ul style="list-style-type: none"> Currently a drive-through restaurant. Likely transferred to City and retained for gov use as fire station.
- FUTURE PARKS			
St. Joseph's Park Site 310 Ash Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> Currently a parking lot operated by Ace Parking. Likely to be transferred to city and retained for public use (park and open space). Subject to Long-Range Property Management Plan.

DISTRICT 3 REAL PROPERTY

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St. Joseph's Park Site 345 Beech Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a parking lot operated by Ace Parking. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.
St. Joseph's Park Site (Centre City Manor SRO) 1438 & 1450 4th Avenue	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently 77 SRO Units. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.
East Village Green East Block 719 and 721 14th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently two historic apartments (Villa Victoria). • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.
East Village Green East Block 705 14th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently warehouse with dirt surface lot and storage site for Civic SD (Yellow Cab Building). • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.
East Village Green East Block 1451 F Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a one-story historic building (former Ponce property). • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.

DISTRICT 3 REAL PROPERTY

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East Village Green East Block 1473 F Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a surface lot rented to Jerome Navarra. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan.
East Village Green West Block 753 13th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant lot. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as outdoor event space. Leased to EVA.
East Village Green West Block 753 13th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant lot. Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as outdoor event space. Leased to EVA.
East Village Green West Block 1330 G Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant one-story building. Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as event space. Leased to EVA.
East Village Green West Block 1340 G Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant one-story building. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as event space. Leased to EVA.
East Village Green West Block 728 14th St	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant lot. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as outdoor event space. Leased to EVA.

DISTRICT 3 REAL PROPERTY

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East Village Green West Block 764 14th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently San Diego Furnishings store. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Current use will remain until site is developed as park.
East Village Green West Block 705 13th Street	Future Park Site.	Centre City	<ul style="list-style-type: none"> • Currently a vacant lot. • Likely to be transferred to city and retained for public use (park and open space). • Subject to Long-Range Property Management Plan. • Interim use as outdoor event space. Leased to EVA.
- USE TO FULFILL AN ENFORCEABLE OBLIGATION			
Cedar Gateway Historic Chapel 1630 6th Avenue	Historic Chapel with an approved adaptive reuse as restaurant/bar	Centre City	<ul style="list-style-type: none"> • Currently a vacant historic building. • Enforceable obligation for use as adaptive reuse as restaurant.
Tailgate Park (Ballpark Cooperation Agreement) 1300 L St, 242 14th sty, 163 12th Ave, 153 12th Ave, 142 13th St, 1241 L St, 149 12th Ave, 170 14th St, 1304 Imperial Ave.	Future Public Parking/Mixed Use project. Currently a paved surface parking lot (1,100 stalls).	Centre City	<ul style="list-style-type: none"> • 25-Year Surface Parking Lot lease with the Padres (1,100 Stalls). • Enforceable obligation tied to ballpark cooperation agreement. • Retain for public parking in short term. Long term mixed use project with structured parking to replace current surface parking (for ball park use).
- TARGETS FOR DISPOSITION			
World Trade Center Garage 1245 Fifth Ave.	Seven-Story Vacant Garage (250 parking stalls).	Centre City	<ul style="list-style-type: none"> • Existing parking garage not open to public and in use as staging for connections housing construction. • Code issues currently exist. • Likely to be sold either as rehab or for demo and redevelopment.
6th Ave Access Driveway 638 6th Street	Easement for Use as Ingress/Egress off 6th for 611 5th Ave	Centre City	<ul style="list-style-type: none"> • Likely to be offered for sale potentially to owner of easement or potential development that retains easements.

DISTRICT 3 REAL PROPERTY

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- HOUSING ASSETS			
GSA Child Care Center 475 W Broadway	Land and commercial building; future commercial space with low-mod housing	Centre City	<ul style="list-style-type: none"> • Site was acquired by the former RDA as part of the 4.8-acre land acquisition in the Columbia Redevelopment Project in the late 1970s/early 1980s. • The existing lease is with the federal government, General Service Administration (GSA), for a 3-year period expiring on February 11, 2015. • The lease allows for the use of the property as a day care facility primarily for pre-school dependents of federal employees. • The ground lease provides that the former RDA may terminate the lease for the existing surface parking lot area (15,000 SF) if permanent replacement parking is provided prior to the expiration of the lease. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Likely to be sold to private party for private development.
Columbia Tower 904 State St.	Land only; existing low-mod housing (ground lease). 148 of 150 units are reserved for Low-Mod housing. Built in 1984.	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 7/31/2037
Atmosphere Site 1453-1456 Forth Ave, 1434 Fifth Ave, 1492-1494 Fifth Ave.	Land only; future mixed-income housing with commercial space. The site lies directly across from future St. Joseph's Park site.	Centre City	<ul style="list-style-type: none"> • Acquired with Low/Mod funds for future affordable housing. • Portion of the site (25,000 SF) was acquired through Wakeland Housing. • ENA was executed with Wakeland and DDA was under negotiation until August 2011 for a 12 story, 205-unit affordable housing with 31 supportive housing units. • ENA expired in 2011. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Possibility to enter into new ENA with Wakeland for development of the site with affordable housing.
Heritage Apartments 750 Beech St, 855 Beech St, 1471 Eighth Ave.	Land only; existing mixed-income housing built in 2002 (ground lease). 38 of 230 units restricted to Low-Mod.	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 6/9/2054

DISTRICT 3 REAL PROPERTY

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Cedar Gateway 1612 Sixth Ave.	Land only; existing low-mod housing with commercial space built in 2012 (ground lease). 65 of 65 units are restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 55 years from release of Construction Covenants (roughly 2067)
13th & Broadway (East Village Fire Station and Affordable Housing Site) 1320 Broadway	Land only; future mixed-income housing with commercial space and public facility (fire station)	Centre City	<ul style="list-style-type: none"> • Acquired partially with Low-Mod funds for a future mixed-use project with affordable housing and East Village Fire Station. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Site footprint, parking access and other design issues need to be discussed with City's Fire Dept before determining the scope of development. • It is anticipated that RFP process will be entered to solicit development proposals.
Park & Market Block 1101 G Street, 1129 G Street, 645 11th Ave, 631 11th Ave.	Currently a vacant lot leased to parking operator as surface parking.. Future mixed-income housing with commercial space. A historic building (Remmen Building, 5,000 SF) is located on northern portion of the site. There is 28-foot wide public right of way along Park Blvd for Park to Bay Link.	Centre City	<ul style="list-style-type: none"> • Full-block site acquired with Low/Mod funds for future affordable housing development. Acquisition costs were later reimbursed with non-Low/Mod funds due to the 5-year rule under CRL. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • It is anticipated that a joint RFP with 7th and Market will be issued.
7th & Market 517 7th Ave, 510 8th Ave, 534 8th Ave, 745 Market St.	Land only. Currently leased to parking operator as a surface parking lot. Future mixed-income housing with commercial space	Centre City	<ul style="list-style-type: none"> • Former RDA acquired 10 parcels with 80% funds from 2001-2005 to assemble 55,000 SF site for purpose of constructing a public parking garage with ground floor retail. Due to the site's location adjacent to the Gaslamp entertainment district and the growing Ballpark district, Former RDA staff issued an RFQ/P in May 2006 for a mixed-use development opportunity that recommended interested parties to submit proposals that included public parking, housing (included requirement that at least 20% of all residential units proposed would meet CRL affordable housing requirements), ground floor commercial, cultural, hotel and other complementary uses. • DDA for selected development proposal negotiated and readied for CCDC Board approval, but ultimately negotiations with developer were terminated. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • It is anticipated that a joint RFP with 7th and Market will be issued.

DISTRICT 3 REAL PROPERTY

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Popular Market 951 Park Boulevard, 945-954 Broadway, 999 Broadway	Land and commercial building. Currently the home of Popular Market. Future mixed-income housing with commercial space. Earthquake fault exists on NE corner of the site. Adjacent to City College Trolley Station.	Centre City	<ul style="list-style-type: none"> • Originally acquired with Low-Mod funds which were reversed with non-Low-Mod funds in 2007 due to the 5-year rule under CRL. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • It is anticipated that an RFP will be issued for this property with an affordability requirement.
13th & Market 1301, 1317, 1325 & 1343-45 Market St, 529 & 533 13th St, 528-542 14th St.	Land only. Currently vacant lot with existing structures. Future mixed-income housing with commercial space.	Centre City	<ul style="list-style-type: none"> • Former RDA acquired 8 parcels with Low-Mod funds from 2000-2012 to assemble a 40,000 SF site consisting of 9 parcels. • Acquisition costs for 3 of 8 parcels were reimbursed with non-Low-Mod funds due to the 5-year rule under CRL. • Former RDA staff planned to use the site to replace 193 units at Hotel Metro, dilapidated SRO Hotel in East Village, and was working with Housing Commission (land owner) and San Diego SRO (ground lessee & owner of building -Alpha Project), to develop a mixed-use, mixed-income project, assuming that the former RDA was going to exercise option to purchase the land from Housing Commission. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • It is anticipated that the acquisition of 1 remaining parcel to complete site assembly will be pursued followed by either an ENA with San Diego SRO or the issuance of an RFP.
9th & Broadway 901 E Broadway, 917 Ninth Ave.	Land only. Future affordable housing site with executed DDA and Ground Lease	Centre City	<ul style="list-style-type: none"> • Approved 12/09/09. Amended 08/04/11. • Challenged by the State DOF as an enforceable obligation. Project on hold pending resolution through Meet and Confer process. • Design complete and project ready to start construction pending resolution of DOF challenge. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 55 yrs from conversion.
Ten Fifty B 1050 B St.	Land only; existing low-mod housing with commercial space built in 2010 (ground lease). 226 of 229 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 8/15/2066
Lincoln Hotel 536 Fifth Ave.	Land only; existing low-mod housing SRO built in 1995 (ground lease). 40 of 40 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 7/22/2051

DISTRICT 3 REAL PROPERTY

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Little Italy Neighborhood Development (LIND) - Parcel A-1 (Villa Maria) 1536 India St.	Land only; existing low-mod housing with commercial space built in 1999 (ground lease). 36 of 37 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 5/4/2053
Monarch School 808 W Cedar Street	Land and commercial building; future low-mod housing with commercial space. Site lies directly across from an MTS Trolley stop and near new parkland being created at the County Administration Center and NEVP waterfront. Size of project may be limited by site's lower FAR, height restriction, size/dimensions, and proximity to bay front water table (limiting underground parking). Site also needs "no-build easement" with MTS for east facade to permit windows/openings facing railroad ROW and Little Italy neighborhood.	Centre City	<ul style="list-style-type: none"> • Approximately 15,000 SF site acquired with Low-Mod funds for future affordable housing as part of a DDA with The Monarch School Project, which simultaneously purchased a Former RDA-owned site for an expanded and relocated school facility. • It is anticipated that an RFP will be issued to solicit development proposals for affordable housing development on the entire site. Rare opportunity to build affordable units in Little Italy neighborhood. • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval.
CCBA Senior Garden 438 Third Ave.	Land only; existing low-mod housing built in 2000 (ground lease). 45 of 45 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 9/29/2052
Horton House 333 G Street	Land only; existing low-mod housing built in 1979 (ground lease). 150 of 153 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expire 3/31/2030
Market Street Square 606 3rd Ave.	Land only; existing rental housing built in 1987 with ground floor commercial space (ground lease). 40 of 192 units restricted to Low-Mod	Centre City	<ul style="list-style-type: none"> • Anticipated to be transferred to Successor Housing Entity (City of San Diego) pending DOF approval. • Affordability Covenants expired 12/29/2011 • Ground lease expired 2040. • Negotiation with ground lessee for potential sale of the land is under way. • It is anticipated that 40 residential units will be required to be set aside as affordable units. Community Plan amendment is needed to allow for a higher density development. • Proposed DDA/Design Review will be brought to HSA in spring 2013.

DISTRICT 3 REAL PROPERTY

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- NORTH PARK ASSETS			
North Park Gateway (Woolworth Building) 3067 University Ave	Currently vacant commercial space. Intended for Historic/Adaptive Mixed-Use Development.	North Park	<ul style="list-style-type: none"> • Purchased in Aug, 2010; RFQ/P issued for adaptive reuse of historic building in Aug, 2010. • The DDA was not fully executed prior to June 28, 2011. • Pursuant to the proposed DDA, the RDA was to sell the property to the developer for \$1, the developer was to rehabilitate the building with Residential and retail mixed use. • The RDA was to provide a loan to the developer in the amount of \$100,000 to pay for the offsite improvements. While the RDA's \$100,000 obligation is on ROPS and has yet to be objected to, the project is on hold due to uncertainty that it will remain unquestioned by DOF. • The developer remains interested in honoring its obligations under the proposed agreement if the Successor Agency were able to honor its. • It is likely that this property will be placed in the category of "Hold for Redevelopment Purposes" on the Long-Range Property Management Plan. • Continuation of project dependant upon the DOF's approval of the transfer of the property to the City for redevelopment purposes. • Upon completion of audits and approval by DOF the Project Area has bond funds that could be used to implement this project. • Staff is working with the developer and is assessing the possible availability of unencumbered bond proceeds.
Renaissance Commercial Space 4332 30th Street	Commercial Space Improvement	North Park	<ul style="list-style-type: none"> • At this time there hasn't been a determination regarding obligation. • Site is already identified on the Master Property Listing. • Tenant improvement plans have been prepared for potential City/public users but no further progress has been made to date. • Upon receipt of a Finding of Completion from the DOF, bond funds may be used to implement this project. • Staff is assessing the possible availability of unencumbered bond proceeds

DISTRICT 3 REAL PROPERTY

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North Park Mini Park Site 2896 North Park Way	Currently Vacant Lot. Intended for Future Public Mini Park.	North Park	<ul style="list-style-type: none"> • City Council & Redevelopment Agency approved this Capital Improvement Project on October 27,2009, authorized the transfer of \$125,000 which funded project design. The majority of the project remains unfunded. Current status unknown. • Funding denied by the State DOF as an enforceable obligation. • It is likely that this site will be placed in the "Hold for a Public Purpose" category on the Long-Range Property Management Plan since its ultimate proposed use is a public park. • Upon approval by the DOF, the site's ownership may be transferred to the City. • Staff is assessing the possible availability of unencumbered bond proceeds.
North Park Parking Garage 2927 / 2929 University Avenue/3829 29th Street	Public Garage	North Park	<ul style="list-style-type: none"> • Current use will remain in place. • Likely transferred to city and retained for gov use (public parking).